

**Iowa Department of Natural Resources  
Natural Resource Commission**

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ITEM

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DECISION

TOPIC      **Land Acquisition Project Approval**

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**1. Burt Lake WMA – Kossuth County – INHF**

The Natural Resource Commission is requested to approve the acquisition of a tract of land located seven miles north and four miles East of Armstrong, Iowa which is just south of the Minnesota border. The 58.09-acre tract is offered by the Iowa Natural Heritage Foundation for the appraised price of \$142,600.00, and 2010 agricultural rights.

Licensed appraiser, Greg Tritle of Vander Werff and Associates, Sanborn, Iowa submitted the appraisal. The purchase agreement was negotiated by Jerry Gibson.

The subject tract consists of 20.7 acres of tillable land; 35.39 acres of pasture with recreational utility; and 2 acres of road right-of-way. The tract has access from 510th Street on the North side. The tract will provide excellent habitat for nesting waterfowl, and protect Burt Lake shoreline. The average CSR for the tillable acres is 35.

Acquisition funding will be Prairie Lakes I—NAWCA (100%). Incidental closing costs will be the responsibility of the Department.

Staff recommends approval of the land acquisition.

**2. Kellerton Bird Conservation Area – Ringgold County – Ingram & Duffield**

The Natural Resource Commission's approval is requested to purchase a tract of land located in Ringgold County adjacent to state-owned and managed Kellerton Bird Conservation Area (BCA). Shirley Ingram and Dennis Duffield offer this 80-acre tract for the appraised price of \$156,000.

Gary Thien, Licensed Appraiser of Council Bluffs, Iowa, submitted the appraisal. Rick Hansen negotiated the purchase agreement.

This property is located four miles southwest of Kellerton in east central Ringgold County. The moderately sloping to steep tract contains 62.3 acres of grassland enrolled in the Conservation Reserve Program (CRP), a 5.5 acre pond, and remainder in steep upland draws. The seller will retain the CRP payments as may be earned through 2012. The average Corn Suitability Rating of the farm is 39. There are no building improvements. Kellerton BCA borders along the entire north side of the tract. Access is provided by a county gravel road along the west boundary.

This tract will provide a wintering area for the prairie chicken, fishing opportunities at the stocked pond, and enhanced outdoor recreation. The Wildlife Bureau will manage the property in accord with the area management plan.

Acquisition funding will be \$117,000 from Pittman-Robertson, and \$39,000 from REAP License Plate. The tract will remain on the property tax rolls. No survey or fencing costs is anticipated. Incidental closing costs will be the responsibility of the Department.

Staff recommends approval of the land acquisition.

### **3. Fogle Lake WMA – Ringgold County – Oliver Parker Revocable Trust**

The Natural Resource Commission's approval is requested to purchase a tract of land located in Ringgold County adjacent to state-owned and managed Fogle Lake Wildlife Management Area. The Oliver Parker Revocable Trust offers this 150-acre tract for the appraised price of \$262,500.

Gary Thien, Licensed Appraiser of Council Bluffs, Iowa, submitted the appraisal. Rick Hansen negotiated the purchase agreement.

This property is located 1/2 mile north of Diagonal in northwestern Ringgold County. The moderately sloping to steep tract contains 126 acres of grassland enrolled in the Conservation Reserve Program (CRP) and remainder in forested draws. The seller will retain the CRP payments as may be earned through 2012. The average Corn Suitability Rating of the farm is 42. There are no building improvements. Fogle Lake WMA borders along the entire south and west boundaries of the tract, as well a portion of the east boundary. Access is provided by a county gravel road along the entire north boundary.

This tract will provide for significant watershed protection to Fogle Lake, and for enhanced wildlife habitat to this area. The Wildlife Bureau will manage the property in accord with the area management plan.

Acquisition funding will be \$131,250 from Pittman-Robertson; \$80,000 from Lake Restoration; \$36,250 from REAP Open Spaces; and \$15,000 committed funds from City of Diagonal Park Board, Ringgold County Chapter Pheasants Forever, Creston Chapter of Whitetails Unlimited, Diagonal Lions Club, and Fogle Lake Youth Archery Club. The tract will remain on the property tax rolls. No survey or fencing costs is anticipated. Incidental closing costs will be the responsibility of the Department.

Staff recommends approval of the land acquisition.

Travis Baker, Land & Waters Bureau Chief  
Conservation and Recreation Division  
March 11, 2010

Attachments: 3 acquisition maps